



## Hill Top Farm, Ramside, Durham. DH1 2QL

Hill Top Farm at Ramside Park offers stunning detached accommodation of an exceptional proportion and this five bedroom detached "Mill House" design is situated on a luxury residential location near Durham City. Offering an executive lifestyle set within the private grounds of Ramside Park Spa Hotel and Golf Resort, overlooking two 18 hole golf courses, spa facility, gymnasium, restaurants, bars and fine dining - all on your doorstep to enjoy.



**NEW PRICE £875,000 Freehold**

## PROPERTY DESCRIPTION

Hill Top Farm has in recent years become synonymous with some of the very finest homes in our region, this home being no exception, built in 2017 and offering over 3300SqFt of luxurious accommodation over three levels comprising of five double bedrooms, extensive landscaped garden and double garage. The internal specification of this stunning property includes automated Smart-home technology, contemporary wooden doors, under-floor heating, tiling to floor throughout and many other features.

Agents Notes: Viewing comes strongly recommended to fully appreciate the level of accommodation on offer.

### Reception Hallway

A grand entrance into a central reception hall with luxury tiling to floor.

### Study / Dining Room

Located just off reception hallway, window to front aspect, carpeted and access to utility cupboard.

### Garden Room / Downstairs Living Area

Situated to the rear of the property offering natural light to flow in through full height glazing, tiling continues to floor and with access to kitchen, utility area and modern staircase.

### Utility

Comprising of a range of base units with shelving providing access to garden and double garage.

### Cloaks WC

Comprising of WC and wash basin with spot lighting to ceiling and opaque glazed window.

### Breakfasting Kitchen

A stunning bespoke range of wall and base units with extensive storage, large central island offering a generous sized breakfasting area. Integrated appliances include oven, induction hob, fridge, freezer and dish washer. Sink unit with tap over and decorative tiling. Glazed door provides access to a superb external patio area and rear garden.

## FIRST FLOOR

### Landing Area

The landing area benefits from sky-light windows and open gallery over garden / downstairs living area.

### Main Living Room / Reception Room

Situated on the first floor, carpeted and tastefully decorated throughout with full height glazing and feature log burner and hearth.

### Master Bedroom:

A stunning main bedroom with full height window overlooking rear garden and local woodland, benefiting from En-Suite Bathroom and spacious Dressing Area!

### En-Suite

Comprising of vanity units housing two wash basins, walk-in shower cubicle, free standing bath, WC, heated towel rail and opaque window to front aspect.

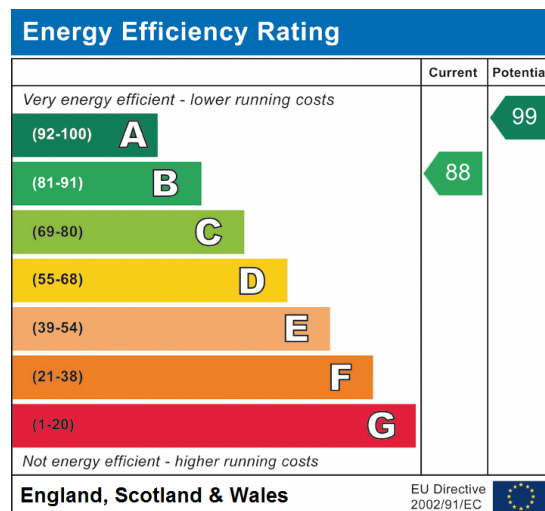
### Dressing Area



## ROOM DESCRIPTIONS

---





Newcastle upon Tyne  
 65, Quayside, Newcastle upon Tyne, NE1 3DE  
 0845 6431186  
 info@urban-base.com